DARTFORD
BOROUGH COUNCIL

Development Control Board

Councillor R S L Perfitt (Chairman)
Councillor D T Nicklen (Vice-Chairman)
Councillor V Akintomide-Akinwamide
Councillor M Brown
Councillor S H Brown
Councillor J Burrell
Councillor R M Currans
Councillor B Garden
Councillor D A Hammock
Councillor J Ozog
Councillor C Pearce
Councillor M I Peters
Councillor D A Povey
Councillor C Quaqumey
Councillor D J Reynolds
Councillor A M Vaduva
Councillor P W Whapshott

A meeting of the above Committee will be held on

Thursday 17 July 2025 at 7.00pm at the Civic Centre, Dartford

Chief Officer and Director of Corporate Services
09 July 2025

Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR
Tel: 01322 343434 Fax: 01322 343422 Web:www.dartford.gov.uk

INTRODUCTION
The function of the Development Control Board is to consider planning applications and also to take enforcement action against breaches of planning control and related matters.

AGENDA LAYOUT
Reports on a planning application describes the application site, the proposed development, any relevant planning history, responses from those who have been consulted on the application along with any other comments received, and, lastly, a report on the main planning issues relevant to the application. The reports also contain a recommendation to the Board Members, generally either for refusal or approval. The recommendation appears at the beginning and at the end of each report. There is a narrative by the Planning Officer of his/her consideration and the reason for refusal, or the conditions to be attached to an approval, are set out at the end of the report.

UPDATE
The main agenda is printed some time before the Board meeting. The Update is a document which is prepared the day before the meeting and circulated to Members. It provides information about applications to be considered at the meeting which has emerged since the agenda was printed. This could include further comments from interested parties, recent changes to the application and amendments to the recommendation. Copies of the Update are made available to the public.

THE MEETING
The Chairman and Vice-Chairman sit on the dais at the front of the Council Chamber. Planning Officers sit on their right and a legal representative and the Committee Co-ordinator usually sit on their left.

The Chairman may take agenda items in an order which reflects the degree of public interest.

The Chairman will propose each item and invite Members to indicate if they would like to discuss. If an item is not proposed for discussion, the Chairman will ask Members to vote in accordance with the Officer recommendation. However, those items where a member of the public has registered to speak against the Officer recommendation will be discussed by the Board. There will be no need for public speakers to address the Board if the speaker was going to support the Officer recommendation.

For items for discussion, the Planning Officer will usually make a presentation, describing the proposal, outlining the main planning considerations and concluding with the recommendation. Where a request to speak has been made by 12 noon on the designated date, and granted, the Chairman will invite speakers to sit in a designated area equipped with microphones. Where the Officer's recommendation is to allow the application, the objectors will have the opportunity to speak first, followed by any supporter. The reverse order will apply in cases where the Officer's recommendation is that the application be refused. Each speaker will be allowed three minutes to make their points.

Members or Officers may clarify any points with the speaker(s) before Members consider the application. Thereafter, no public speaking will be allowed and the speaker(s) will be asked to return to the public gallery.

The Chairman has the discretion to curtail or extend speaking in individual cases if it is considered appropriate.

SITE MEETINGS
If it becomes apparent during the Board's deliberations on an application that the Board cannot fully appreciate the impact of a proposal without seeing the site first, Members may decide to defer the application so that a site meeting can be held. If agreed, the item will not be discussed further at this meeting.

DEVELOPMENT CONTROL BOARD

AGENDA

Thursday 17 July 2025

Update

1. **Apologies for Absence**

2. **Declarations of Interest**

   To receive declarations of interest from Members including the terms(s) of the Grant of Dispensation (if any) by the Audit Board or Chief Officer and Director of Corporate Services.

3. **Confirmation of the Minutes of the meeting held on 19 June 2025** (Pages 1 - 4)

4. **References from other committees**

5. **Urgent Items**

   The Chairman will announce his decision as to whether there are any urgent items and their position on the agenda.

ITEMS FOR CONSIDERATION IN PUBLIC

6. **Government Consultation - Reform of Planning Committees** (Pages 5 - 16)

ITEMS FOR INFORMATION IN PUBLIC

7. **Development Management Performance Annual Report** (Pages 17 - 30)

8. **Decisions Taken Under Delegated Powers** (Pages 31 - 46)

   To consider delegated decisions taken during the period 3rd June 2025 to 3rd of July 2025.

9. **Biodiversity Net Gain - Member Training** (Pages 47 - 50)

This page is intentionally left blank

DARTFORD BOROUGH COUNCIL

Development Control Board

MINUTES of the meeting of the Development Control Board held on Thursday 19 June 2025 at 7pm.

PRESENT: Councillor D T Nicklen (Chairman)
Councillor S H Brown (Vice-Chairman)
Councillor V Akintomide-Akinwamide
Councillor M Brown
Councillor J Burrell
Councillor R M Currans
Councillor D A Hammock
Councillor E J Lampkin (Substitute Member)
Councillor J Ozog
Councillor C Pearce
Councillor M I Peters
Councillor D A Povey
Councillor A M Vaduva
Councillor P W Whapshott

ALSO PRESENT: Steve Bell, Major Projects Team Leader
Jim Wilson, Principal Planner (Major Projects)
John Wenham, Solicitor
Adam Warner, Democratic Services Officer

85. Apologies for Absence

Councillor Nicklen advised that in light of the absence of the Chairman he as the Board's Vice Chairman would be the acting Chairman for the meeting. He also requested the Board's approval for Councillor S H Brown to act as his Vice-Chairman for the meeting, this request was granted by the Board.

Apologies for absence were submitted on behalf of Emma Eisinger (Development Manager), Councillors Garden (substituted by Councillor Lampkin), Perfitt and Quaqumey.

86. Declarations of Interest

Councillor Ozog declared an interest in Agenda Item 6 and would leave the room for this item.

87. Confirmation of the Minutes of the meeting held on 15th May 2025.

RESOLVED:

That the minutes of the Development Control Board held on 15th May 2025, be confirmed.

CHAIRMAN'S INITIALS

88. References from other committees

There were no references from other Committees.

89. Urgent Items

There were no urgent items.

90. 23/00940/FUL 52 - 62 West Hill, Dartford, DA1 2EU

Councillor Ozog left the room and took no part in debate or voting for this item.

RESOLVED:

To grant planning permission for the reasons set out in the report as amended by the update report.

91. 25/00291/VCON Former Builders Yard, Harmer Road, Rear Of 64 Stanhope Road, Swanscombe DA10 0AR

Councillor Ozog returned to the room.

The Board considered an application for the erection of two pairs of semi-detached one-bedroom houses. The application was submitted under section 73 of the Town and Country Planning Act 1990 as it is seeking amendments (by varying the condition listing the drawing numbers) to a previously consented scheme under 23/00957/VCON. That application was for the erection of 4 semi-detached houses with associated, parking, amenity and landscaping and was reported to the Development Control Board in November 2023 where Members resolved to grant planning permission subject to conditions. That application was itself an application to amend a Page 47 Agenda Item 7 previous application (22/01353/FUL - the original consent for these 4 houses). That application was determined by the Board on 15th June 2023. The current application seeks consent for the addition of a single storey rear extension to each of the houses.

The Major Projects Team Leader introduced the report to the Board. The Chair also confirmed that Members had noted the Update report which was published two days before the meeting.

The Democratic Services Officer on behalf of the applicant (who could not attend the meeting) read out a prepared statement supporting the application.

Members then debated the merits of this application and sought further clarification from attending officers. In response to Members questions The Major Projects Team Leader confirmed that:

CHAIRMAN'S INITIALS

- If the Board were to reject the application the applicant could still build the extensions under permitted development, but this could only be done once the main properties were completed.
- If the applicant proceeds with the current consent, the applicant could build further extensions without planning permission as the current planning condition only prevents Class C & D development. If this application is granted, the condition is expanded to include Class A which would prevent and further ground or first floor extensions.
- A question was asked about 'forcing' use of the proposed parking spaces. The Major Projects Team Leader advised that planning powers cannot control how the parking spaces outlined in the report are used only that they are provided and available for use.

A Member noted that they were pleased that there was condition that prevented the application for using the site as an HMO without permission. Another member expressed their concern that the parking provisions in the application would not be used by the residents of the site who would then park on the road and so create further demand on already limited parking in the area. However, another member argued that there was limited parking in the area and that the application would provide further much needed parking. They noted that many existing houses in the area have no off-street parking.

Members also expressed concerns regarding the possibility of the applicant attempting to build 1st floor extensions in addition to the proposed extensions. The Major Projects Team Leader advised that this would present an issue around overlooking windows in the rear. Also, this would be prevented without consent by the proposed conditions.

Members then voted on the Officer Recommendation to approve, the Board then subsequently agreed to support the Officer Recommendation and so the application was approved.

RESOLVED:

Grant planning permission for variation of condition

92. Decisions Taken Under Delegated Powers

Members received, for information, a report on the decisions taken under delegated powers for the period 23rd April to 3rd June 2025.

RESOLVED:

That the report be noted.

CHAIRMAN'S INITIALS

The meeting closed at 7.27 pm

Councillor D T Nicklen
CHAIRMAN

CHAIRMAN'S INITIALS

DEVELOPMENT CONTROL BOARD
17th July 2025

FOR INFORMATION:
GOVERNMENT CONSULTATION ON REFORM OF PLANNING COMMITTEES

1. Summary

1.1 The Government is consulting on a national scheme of delegations and a reform of planning committees, as part of other wider planning reforms. This report summarises the proposals and puts forward a draft response by the Council for Members' comments. The deadline for responding to the consultation is 23rd July 2025

2. RECOMMENDATION

2.1 To consider the proposed reforms and the draft response to the reforms (set out in Appendix A to this report) and provide comments which can be incorporated into the final version of the Council's responses to the consultation questions.

3. Background and Discussion

3.1. The Ministry of Housing, Communities and Local Government (MHCLG) has issued a number of different consultation papers related to planning matters this year. This report summarises the technical consultation on proposed reforms to Planning Committees.

3.2. As this consultation relates to the function of a committee the response to this consultation is not a Cabinet function. In light of the response deadline, the response will be submitted by or on behalf of the Head of Legal Services for the Council following the receipt of comments of the committee and consultation with group leaders.

3.3. The consultation seeks views on the implementation of proposals to modernise planning committees by the end of 23rd July 2025. The reform proposes a national scheme of delegation, limits on the size and composition of planning committees, mandatory training for planning committee members; and changes to the performance thresholds to the quality of decision making. A summary is provided in the report below and draft responses to the questions raised are attached at Appendix A. The full consultation can be found on www.gov.uk.

https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation

3.4. The government advises that the purpose of the reforms are to encourage better quality development that is aligned with local development plans, facilitates the speedy delivery of the quality homes and places that communities need, and gives applicants the reassurance that in more instances their application will be considered by professional officers and determined in a timely manner. They consider that this will allow committees and the elected representatives

that sit on them to focus their resources on those applications where local democratic oversight is required. The technical consultation sets out that the objectives of the reforms are to:

a) encourage developers to submit good quality applications which are compliant with plan policies;
b) allow planning committees to focus their resources on complex or contentious development where local democratic oversight is required and a balanced planning judgement is made;
c) ensure planning committee members get the training and support they need to fulfil their duties effectively; and
d) empower planning professionals to make sound planning decisions on those cases aligned with the development plan.

Delegation of planning functions

3.5. All local planning authorities have their own scheme of delegation, but these vary across the country. The government consider that this creates uncertainty and confusion for applicants, particularly those businesses and developers who deal with local planning authorities across the country. They seek to change this approach and build on the good practice of many councils in introducing a national scheme of delegation.

3.6. The government is proposing to introduce a scheme of delegation which categorises planning applications into two tiers:

Tier A which would include types of applications which must be delegated to officers in all cases; and

Tier B which would include types of applications which must be delegated to officers unless the Chief Planner and Chair of Committee agree it should go to Committee based on a gateway test.

Tier A

The following types of applications would be in Tier A:

- applications for planning permission for:
- Householder development
- Minor commercial development
- Minor residential development
- applications for reserved matter approvals
- applications for s96A non-material amendments to planning permissions
- applications for the approval of conditions
- applications for approval of the BNG Plan
- applications for approval of prior approval (for permitted development rights)

- applications for Lawful Development Certificates
- applications for a Certificate of Appropriate Alternative Development

The definition of minor residential development above covers, residential development for up to 9 dwellings

Tier B

The starting point for Tier B is that all applications should be delegated to officers, subject to a gateway test through which the chief planning officer (or equivalent officer in LPAs without a chief planning officer) and chair of planning committee must mutually agree that they should go to committee if they are to depart from the assumed delegation. It is proposed that the following types of applications should be in Tier B:

Type of decision	Rationale
Applications for planning permission not in Tier A	Planning permission is the key consent and there will be examples of applications in most categories of different development where committee scrutiny is warranted as the issue will be about the principle of development. This will include all significant new housing and commercial developments. It will enable controversial or complex applications to be considered by committee.
Notwithstanding Tier A, any application for planning permission where the applicant is the local authority, a councillor or officer	This type of application is included to ensure that there can be open scrutiny of applications closely linked to the local authority itself.
Section 73 applications to vary conditions	This type of application is included as, although there will be many instances where officers should consider the variation, there will be some applications which would alert the principle of development which require committee scrutiny. Significant changes to mineral developments are, for instance, made through section 73 applications[footnote 2].

The government also seek views on whether criteria should be set by which decisions to take applications to committee should be

considered. In triaging applications in Tier B, they suggest the following options could apply:

- where the application raises an economic, social or environmental issue of significance to the local area
- where the application raises a significant planning matter having regard to the development plan

Size and Composition of Committees

3.7. The government advise that best practice research indicates a committee of 8-11 members is the optimal size for informed debate on applications. The proposal is to set a maximum of 11 members in the regulations. Statutory guidance will be used to provide a steer on best practice so that 11 members does not unintentionally become to be seen as the requirement.

Mandatory Training for planning committee members

3.8. The government recognises that many local planning authorities in England already train their members. However, they note that the approach to training is inconsistent and varies across the country. They are therefore taking forward mandatory training for Members through the Planning and Infrastructure Bill. This is likely to be a mix of national and local training. The consultation seeks views as to whether there should be a national or local scheme of certification of training.

Quality thresholds for decision making

3.9. There is an existing framework to measure the decision making performance of local planning authorities. The planning performance regime covers decision making by both committees and delegated officer, looking at quality of decision making by measuring the proportion of total decisions overturns at appeal (as well as speed of decision-making). The government are considering reviewing the thresholds in the performance regime to support high quality decision making across both committee and officer decisions. The current threshold is 10% of decisions overturned at appeal on for major and non-major applications. The consultation proposes that in the future the threshold could be lowered to 5% for both.

4. <u>Relationship to the Corporate Plan</u>

This consultation relates to all the priority themes of the Corporate Plan

5. <u>Financial, legal, staffing and other implications and risk assessments*</u>

Financial Implications	None as a result of the consultations

DEVELOPMENT CONTROL BOARD
17th July 2025

Legal Implications Public Sector Equality Duty Crime and Disorder duty	There are no specific implications from this consultation. The decision of the Government will be considered in further reports.
Climate Impact Assessment	Not a decision, consultation response only.
Staffing Implications	None as a result of the consultations
Administrative Implications	None as a result of the consultations
Risk Assessment	None as a result of the consultations.

6. Details of Exempt Information Category

Not applicable

7. Appendices

Appendix A –Draft DBC Response to Reform of Planning Committees

BACKGROUND PAPERS

Documents consulted	Date / File Ref	Report Author	Section and Directorate	Exempt Information Category
Links to documents consulted in body of report		Sonia Collins (01322) 343620	Planning Services Community and Growth	N/A
		John Wenham	Legal services Corporate Services Directorate	

This page is intentionally left blank

APPENDIX A: DBC draft response to technical consultation questions on Reform of Planning Committees

	QUESTION	DBC RESPONSE
1	Do you agree with the principle of having a two tier structure for the national scheme of delegation?	Yes in principle in order to ensure the national scheme of delegation has clarity. However the Council has some concerns that this does not allow any flexibility for minor developments to be considered by the planning committee where they might raise important local issues. Minor developments can in many cases be more complex and contentious than major applications.
2	Do you agree the following application types should fall within Tier A? • applications for planning permission for: • Householder development • Minor commercial development • Minor residential development • applications for reserved matter approvals • applications for non-material amendments to planning permissions • applications for the approval of conditions including Schedule 5 mineral planning conditions • applications for approval of the BNG Plan • applications for approval of prior approval (for permitted development rights) • applications for lawful development certificates • applications for a Certificate of Appropriate Alternative Development	Agree but the Council is concerned that there is no ability to use local discretion where some applications of these types raise significant local issues. The Council's current delegations already allow officers to determine reserved matter applications but there are some cases, very occasionally where they raise issues of significance to the local area which are better determined by elected Members to ensure the process is fully transparent to the local community. It should be possible for the Chair of planning committee and the Chief Planner to agree, in exceptional circumstances, that Tier A matters be considered by planning committee. Local authorities could be monitored on the number of Tier A applications reported annually to planning committee to ensure this exception rule is not abused.
3	Do you think, further to the working paper on revising development thresholds, we should consider including some applications for medium residential development (10-50 dwellings) within Tier A? If so, what types of application?	No There is a significant difference between the impacts of a 10 dwelling development and a 50 dwelling development, especially in the urban context. Whilst a ten unit scheme in a Town Centre might be relatively uncontroversial, a 50 dwelling scheme in a

		suburban area would be likely to attract a lot of interest. It is not therefore considered appropriate to include a medium threshold within Tier A. This will vary significantly according to the character of the LPA area, a 30 unit scheme in a London Borough will not have the same local impact as a 30 unit scheme in a rural village. Such matters are better left with local authorities to decide whether they are determined under delegated powers or by planning committee. Tier B allows for local authorities to deal with medium scale residential development through delegations where they do not raise issues.
4	Are there further types of application which should fall within Tier A?	Yes - Major applications that are only 'major' due to their red line site area e.g. equestrian uses: where applications are often over 1ha in size because of the paddock land that is necessary to keep the horses. However, the physical development (i.e. stable building) is often confined to much smaller areas of land and relatively uncontroversial. This could be defined as minor works within a red line boundary which creates a major application categorization. Clarity should be provided on where Permissions in Principle would fall to be considered
5	Do you think there should be a mechanism to bring a Tier A application to committee in exceptional circumstances? If so, what would those circumstances be and how would the mechanism operate?	Yes, see answer to question 2 above. It is important to allow some flexibility to take account of local circumstances. It should be possible for the Chair of planning committee and the Chief Planner to agree in exceptional circumstances that Tier A matters be considered by planning committee. Local authorities could be monitored on the number of Tier A applications reported annually to planning committee to ensure this exception rule is not abused.

		The implications of not reporting some applications to the planning committee could increase the likelihood of High Court challenges, ombudsman complaints and corporate complaints on the basis that the community are left feeling unable to make their views heard. In some cases, decisions by the Planning Committee are more likely to reassure the public about the fairness of the decision being made. There are cost and time implications for local authorities in responding to increased complaints and challenges because local residents are unhappy with the decisions and consider there was no transparency to the process.
6	Do you think the gateway test which requires agreement between the chief planner and the chair of the planning committee is suitable? If not, what other mechanism would you suggest?	The Council has some concerns about the requirement for the mutual agreement between just two parties. It places significant pressure on both parties to agree to report to the committee. If there is a difficult relationship between the two parties, this will only exacerbate the matter. Paragraph 26 of the consultation suggest that criteria are set to inform this decision and the Council would support the setting of criteria or parameters against which decisions could be made. This could be significant matters which are contrary to the development plan or as suggested raise economic, social or environmental issues of significance to the local area. As a matter of practicality, the gateway test should be able to be undertaken by others where either the Chief Planner or the Chair are not available. The delegations should be clear about who else can take these decisions in their absence.
7	Do you agree that the following types of application should fall within Tier B? a) Applications for planning permission aside from: • Householder applications • Minor commercial applications • Minor residential development applications	The Council notes that the starting point is that all Tier B applications should be delegated to officers. But the proposal for all s73 applications to be in Tier B will capture a lot of s73 applications for minor condition wording or minor changes to a householder extension.

	b) notwithstanding a), any application for planning permission where the applicant is the local authority, a councillor or officer c) applications for s73 applications to vary conditions/s73B applications to vary permissions	The Council's delegations provide that section 73 applications shall be determined in consultation with the Chair where the original permission was determined by the planning committee. It is suggested that s73 applications are split between Tier A and Tier B, with those in Tier B being limited to s73 applications pursuant to developments that were originally determined by planning committee.
8	Are there further types of application which should fall within Tier B?	No comments
9	Do you consider that special control applications should be included in: • Tier A or • Tier B?	The Council consider that most special control applications, such as works to trees covered by TPOs, Listed Building Consent and Advert consent are uncontroversial and should fall within Tier A. Although, the Council would request again that such Tier A applications can be reported to the planning committee in 'exceptional circumstances'.
10	Do you think that all section 106 decisions should follow the treatment of the associated planning applications? For section 106 decisions not linked to a planning application should they be in Tier A or Tier B, or treated in some other way?	It is unclear what is meant here. If this refers to the discharge of obligations within a s106 then the Council consider that all s106 discharge of obligations should be in Tier A. The Council's current delegations enables officers to agree or reject submissions pursuant to a s106. These are technical considerations ensuring that the obligations are complied with
11	Do you think that enforcement decisions should be in Tier A or Tier B, or treated in some other way?	It is unclear what is meant by enforcement decisions. The Council currently delegates all formal enforcement actions to officers. Generally it is submitted that all enforcement matters should be delegated to officers but there may be some cases which are appropriate to report to planning committed for decision. The Council would submit that enforcement matters should fall under Tier A: on the basis that applications can be reported to the planning committee in 'exceptional circumstances'.

12	Do you agree that the regulations should set a maximum for planning committees of 11 members?	We will await to hear further from the Government but we currently have 17 on the committee which works well and 11 could risk overload and potential issues around quorum.
13	If you do not agree, what if any alternative size restrictions should be placed on committees?	We will await to hear further from the Government but for the reasons as set out at 12 above, unsure on the benefits at this stage of a limit.
14	Do you think the regulations should additionally set a minimum size requirement?	We will await to hear further from the Government but the minimum requirement for a Cabinet is 3.
15	Do you agree that certification of planning committee members, and of other relevant decisions makers, should be administered at a national level?	Yes – to ensure consistency and elevate the status of the role. However, this certification should only be provided where there is assurance the training has been fully undertaken. Certification will need to be completed in a timely manner to avoid delays post-local elections. In-house local training will also be needed and should not be overlooked. But as this will be more specific to local circumstances and the Local Plan this is better managed by the local planning authority rather than nationally.
16	Do you think we should consider reviewing the thresholds for quality of decision making in the performance regime to ensure the highest standards of decision making are maintained?	No – this is not considered to be needed. Where there are clear, on-going and systemic problems with poor quality decision making, this would be captured by the existing threshold of 10%. LPAs with a smaller number of applications could be unfairly penalized should there be one threshold period where, for example, there was a high number of a particular type of application refused by Officers but overturned at appeal due to a change to National Policy or guidance. In addition the Council would contend that not all decisions made by Planning Inspectors are of the highest standard. In the Council's experience Inspectors have been unaware of national requirements, such as Building Control matter conditions; have

		dismissed National Space Standards without reason or evidence; and have made decisions not based on evidence submitted but on subjective assessments at the time of a visit. Lowering the threshold would mean that Councils with lower numbers of applications are penalized by poor quality Inspector decisions.
17	For quality of decision making the current threshold is 10% for major and non-major applications. We are proposing that in the future the threshold could be lowered to 5% for both. Do you agree?	No Where there are clear, on-going and systemic problems with poor quality decision making, this would be captured by the existing threshold of 10%. LPAs with a smaller number of applications could be unfairly penalized should there be one threshold period where, for example, there was a high number of a particular type of application refused by officers but overturned at appeal. For instance the Council has recently had several concurrent appeals against advertisements on roundabouts that were previously dismissed on appeal but the same advertisements have more recently been allowed on appeal. As a small district this can skew the percentages significantly. 10% allows some room for such scenarios.
18	Do you have any views on the implications of the proposals in this consultation for you, or the group or business you represent, and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how	No
19	Is there anything that could be done to mitigate any impact identified?	N/A
20	Do you have any views on the implications of these proposals for the considerations of the 5 environmental principles identified in the Environment Act 2021?	No.

DEVELOPMENT CONTROL BOARD
17th July 2025

FOR INFORMATION: DEVELOPMENT MANAGEMENT PERFORMANCE

1. Summary

1.1 This report provides information about the performance of the Development Management team against national targets. It presents other data and statistics which indicate successful delivery of the service and areas for improvement.

2. RECOMMENDATIONS

2.1 That the Development Control Board note the contents of the report.

3. Background and Discussion

3.1. In order to ensure a good service is provided, planning applications and enforcement workload is monitored in detail as part of the Development Management performance monitoring. The monitoring results can be affected by a number of factors, such as changes in application numbers, staff resources and legislation changes. In the past the Council has chosen to prioritise quality of decision over speed. This can result in less refusals but does take longer to determine applications because of the need for plans and details under consideration to be amended in order to achieve better new development.

3.2. The government monitors certain data relating to applications and enforcement notices, these are provided quarterly by the Council, as the local planning authority, to Ministry of Housing, Communities and Local Government (MHCLG). More recently the government has introduced thresholds against which local planning authorities are assessed with regard to quality and speed of decisions. When these thresholds are breached, local authorities can be 'designated'. The assessment period for the speed of decision making is now annual. The assessment period for quality of decision making has remained as 24 months. More detail is provided below.

3.3. Development Management performance has been historically reported to the Development Control Board on a quarterly basis, however, based on new annual threshold assessment, I consider that an annual report would be more useful for Members with comparisons of the Council's performance against national data and also reporting on the latest published designation criteria. The report will also have a commentary on the factors influencing the statistics.

3.4. As well as the threshold criteria assessment, the report will examine the number of planning applications received and the number outstanding, as well as the percentage of application granted, percentage of decisions delegated to officers and the number and percentage of decisions on applications with an associated extension of time (EOT) compared to the

national average. This information is drawn from our own data management systems with comparisons drawn from the national data set.

3.5. Information about the number of appeals and the percentage that are dismissed is presented. Data showing the number of planning enforcement complaints received and closed will also be provided as well as details of formal enforcement action taken including Enforcement Notices, Planning Contravention Notices and Breach of Condition Notices.

3.6. Planning Services monitors planning application performance on a monthly basis, so if Members would like information at any time throughout the year, this can be provided.

National performance monitoring - criteria for designation:

3.7. The Government sees the performance of local planning authorities crucial for building homes and supporting economic growth. It sets national standards for the determination of planning applications. It therefore monitors local authority performance across defined thresholds considering speed and quality of decisions:

3.8. *Speed:* For major development (includes - more than 10 dwellings, development over 1000 sq.m or more than 1ha in site area), 60% of applications must be determined within the statutory determination period (13 weeks, unless an application is subject to Environmental Impact Assessment (EIA), in which case a 16 weeks period applies) or with an agreed extension of time (EOT).

3.9. For non-major development, 70% of application must be determined within the statutorily determination period (8 weeks) or with an agreed extension of time (EOT).

3.10. *Quality:* For both major and non-major development, local planning authorities can be designated where 10% of all of the decisions made by local planning authorities are overturned at appeal.

3.11. Underperformance for speed of decision-making is when a local planning authority determines a lesser proportion of applications in time compared to the required threshold. Conversely, underperformance for quality of decision-making (represented by the proportion of applications that are subsequently overturned at appeal) is when a local authority achieves a higher proportion of applications overturned at appeal compared to the required threshold.

3.12. If the standards are not met, the Government can place local planning authorities under ‘designation’. Where an authority is designated as underperforming, applicants have the option of submitting their applications for major and non-major development (and connected applications) directly to the Planning Inspectorate (who act on behalf of the Secretary of State) for determination. Designation can therefore take

decision-making powers away from local planning authorities as well as leading to reputational damage.

3.13. As noted, the assessment period for designation against speed of decision-making is currently over 12 months. The last assessment period was to the year ending March 2025. The assessment period for designation against quality of decision-making is currently over 2 years. The last assessment period was July 2022 to June 2024.

3.14. Dartford's performance over this monitoring period is set out below and demonstrates that the Council performance against these criteria is well above the thresholds for designation.

Speed:

Dartford Borough Council: speed of decision-making: April 2024 to end of March 2025

April 2024 to March 2025	**Results for speed of decision making for major development (threshold 60%):**	**Results for speed of decision making for non-major development (threshold 70%):**
No. of decisions:	22	462
% decisions in time:	**100%**	**93%**

Figure 1

Quality:

Dartford Borough Council: quality of decision-making: July 2022 to June 2024

July 2022 to June 2024	**Results of quality of decision-making for major development (10% trigger for designation)**	**Results of quality of decision-making for non-major development (10% trigger for designation)**
Total major application decisions	58	1073
No. of appeals	3	69
No. of decisions overturned at appeal	1	17
% of decisions overturned at appeal	**2%**	**1.5%**

Figure 2

3.15 Although the government thresholds for designation are published annually, officers monitor our performance against these targets on a quarterly basis as data is submitted to government.

Government Planning Performance Dashboard:

3.16 The Council returns planning application data to the government quarterly, who then publishes national quarterly datasets on planning application performance. The required data to be returned to the government is updated regularly to reflect changing planning legislation. Members should note that this does not include all applications that the Development Management team deal with, e.g. applications for work to protected trees or details submitted pursuant to conditions are not monitored by government.

3.17 The new national dataset is now called the Planning Performance Dashboard; this has recently been updated and now includes analysis of the use of extension of time agreements. The Dashboard provides data of all local planning authorities in England and also creates a national average. The time periods used are the statutory time periods: 8 weeks for minor applications; 13 weeks for major applications and 16 weeks for applications with an EIA. The latest results for Dartford compared to the national average percentages is shown below.

Planning Performance Dashboard April 2024 to March 2025:

April 2024-March 2025	**Dartford**	**national average**
Number of applications received	566	-
Number of application decided	516	-
% of major decisions made in time	100%	91%
% of non-major decision (excluding householder) made in time	86%	87%
% of non-major including householder made in time	93%	91%
% of householder decisions made in time	96%	93%
% of householder decisions with an EOT	42%	31%
% of decision granted	79%	86%
% of decisions delegated to officers	97%	96%
% of decisions with an EOT	47%	40%

Figure 3

3.18 The authorities monitored nationally are all different, ranging from large unitary authorities to very small authorities with low growth. The above demonstrates that we are performing generally at the level of the national average for most comparable indicators. It should be noted that as a small planning authority with a relative low number of planning applications, our figures can be skewed easily by a small number of applications.

3.19 For the first time in a number of years our percentage of applications granted has gone down and as indicated above, Dartford's refusal rate is above the national average by approximately 7%. This is a result of a number of factors including final determination of a backlog of older cases, which were not acceptable and no progress was being made to improve these by the applicants. Analysis of the types of refused applications has been undertaken and a large number were for householder planning applications. The householder team now have a new procedure whereby applications are determined as submitted; this is in order to reduce the number of extension of time agreements and the consequent backlog of applications) and ensure that applications are determined within the 8 week time limit. Due to the poor quality of many application submissions this will result in a higher level of refusals, at least in the short term until agents improve the quality of submissions. Where the refusals have been appealed, the majority were dismissed indicating that the correct decisions are being made.

3.20 The above Dashboard results shows that Dartford are more reliant on extensions of time compared to the national average. This is largely due to our general approach to negotiating on applications to achieve a better outcome by allowing or inviting amendments to proposals. In most case, if an application is amended, this will require additional time beyond the statutory 8 weeks to consider the amendments and re-consult neighbours or consultees. However, now that the use of extensions of time is being monitored more closely by the Government, especially for householder development, measures are being put in place to reduce their use. This includes consideration of charging for the submission of amended plans.

Dartford Monitoring:

3.21 The applications received by Dartford and determined are all monitored in detail, not only those where government requires data. The following sets out a summary of the key monitoring themes.

Number of applications received and determined 2019-2025:

3.21 The data reported to the Government as above does not take into account all of the applications that the team deals with. Figure 4 below shows the total number of applications received and determined including TPO applications, conditions details submissions, prior approvals, permissions in principle etc. These 'other' applications make up a significant proportion of the workload within the team and so the data below is more representative of the workload.

3.22 As can be seen in figure 4, the number of planning and other applications received by us has declined since 2020, with the exception of the upturn in application submissions at the end of pandemic which was a national trend. The overall decline in the number of applications is indicative of a national trend due to wider economic factors. Figure 4 below also shows the number of applications that the Government monitors (shown as PS1/PS2 on the graph) compared to the overall number that the Council have to consider.

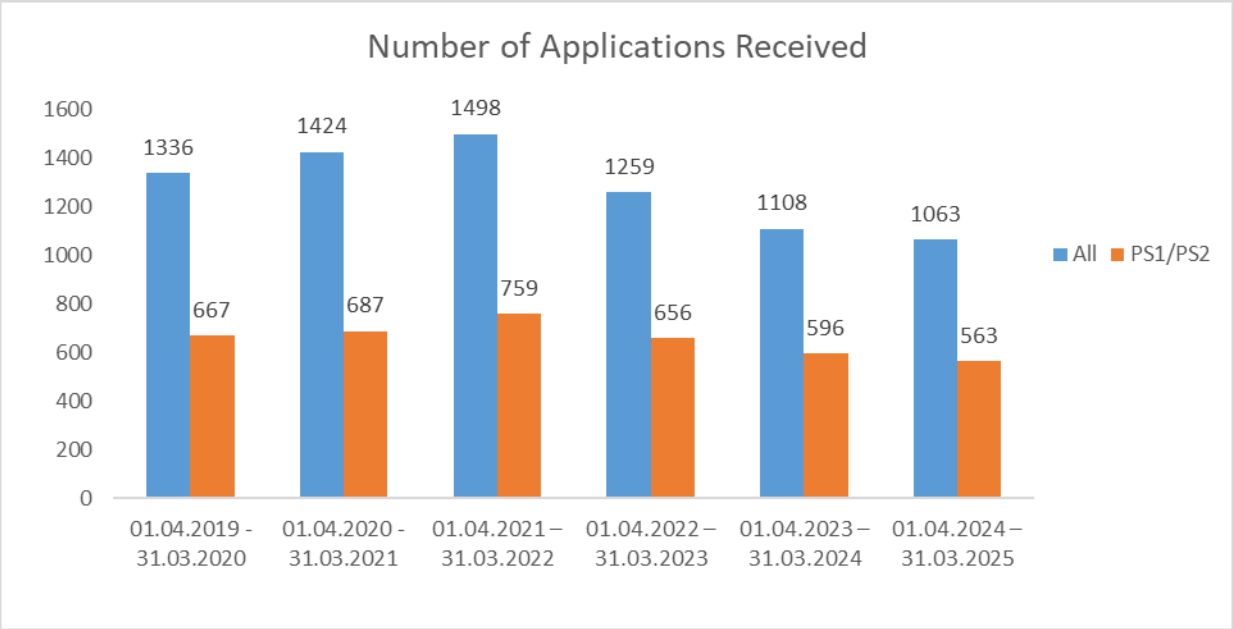

Figure 4

3.23 The overall number of applications has reduced over the past two years reflecting a downturn in applications due to the cost of living crisis, this has impacted householder applications but also commercial applications and larger housing development applications. However, we have noticed there has been an increase in more complex applications, many related to enforcement cases.

Number of applications outstanding:

3.24 As can be seen from Figure 5 below, the team was successful in reducing the number of outstanding applications following the pandemic, although this has increased between April 2024 and March 2025. A number of more complex applications, often relating to enforcement cases have been submitted over this period which have taken longer to resolve. In addition two experienced officers have been on maternity leave over this period. A number of historic complex cases are still outstanding due to the influx of applications received in 2020/21, a period of vacant roles in 2021/22 and a high turnover of staff over this same period. The Development Management team is now fully staffed and Officer workloads are generally manageable. As such, it is now a good time to tackle the older, often complex and problematic applications. 'Backlog surgeries' have been set up in an effort to clear some of the

older cases and Officers are taking action to ensure that newer/current applications are determined efficiently whist not allowing application to be repeatedly amended, adding time and more resources to that individual application. We have also appointed a new Principal Planner to take on some of the larger and more complex cases. It is hoped that the reduction in 'backlog' cases will be evident within the next 6 months. Although as noted earlier in the report, Members should be aware this may result in an increase in the percentage of applications refused.

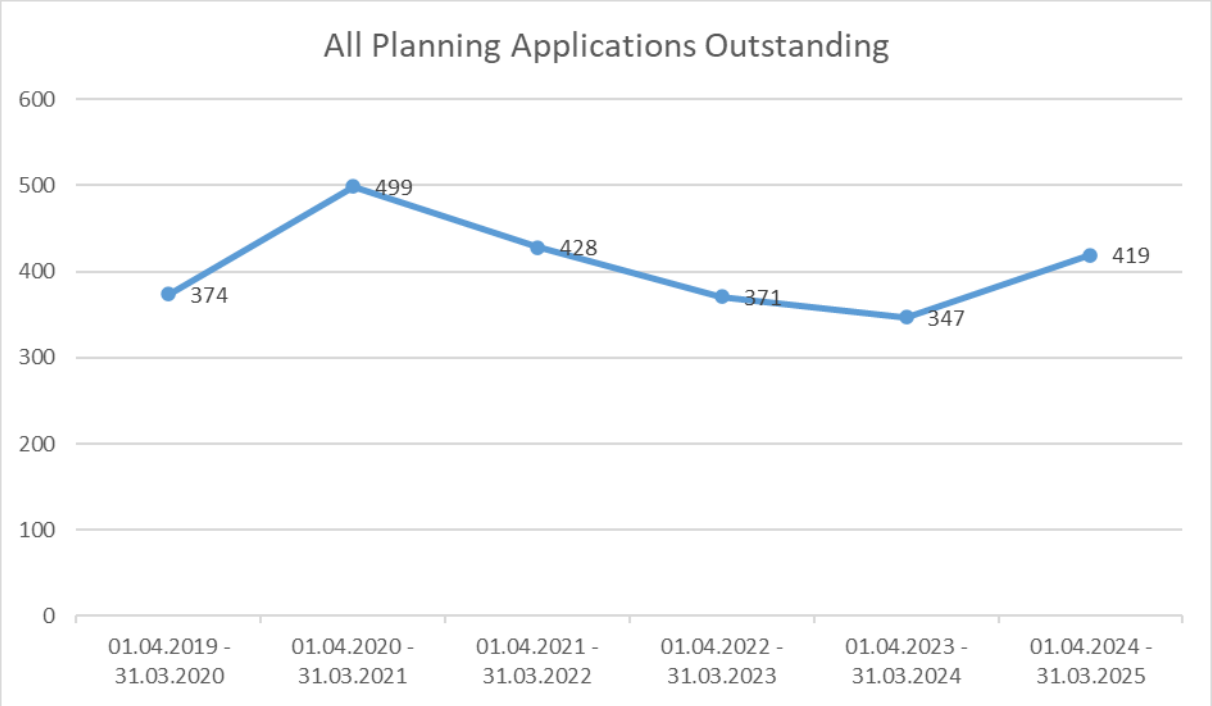

Figure 5

Planning appeals:

3.25 Figure 6 below shows the number of appeal decisions received per year since 2021 and the percentage of appeals that have been dismissed in each of those years. There has been an increase in appeal decisions which is reflective of the higher number of appeals being lodged generally and the increased productivity of the Planning Inspectorate since the impacts of the Covid 19 Pandemic. The figures show that the percentage of appeals being dismissed against Dartford's refusals has reduced since 2021 but it is still the case that the majority of our decisions are being upheld. A lower percentage of dismissed appeals can be an indication that the local planning authority decision was not correct. However, when analysed in detail, the reasons are more complex. Factors such as recent changes in national policy, such as policies relating to the Green Belt and housing provision, have had some impact. Reflected in the results from the 2024/25 financial year were a number of appeals relating to advertisements on roundabouts across the Borough: these adverts were previously dismissed by the Planning Inspectorate several years ago, although the new adverts were larger, many were allowed on appeal. Due to the small number of applications going to appeal, several allowed advert appeals can skew the Council's

appeal record. Each appeal decision is considered in detail by the case officer and Development Manager with the comments of the Inspectors and outcomes of the appeal reflected upon. Where there are matters that show a consistent juxtaposition between our conclusions and those of the Inspectors acting on behalf of the Secretary of State, then these appeal decisions will be taken into account on future similar proposals.

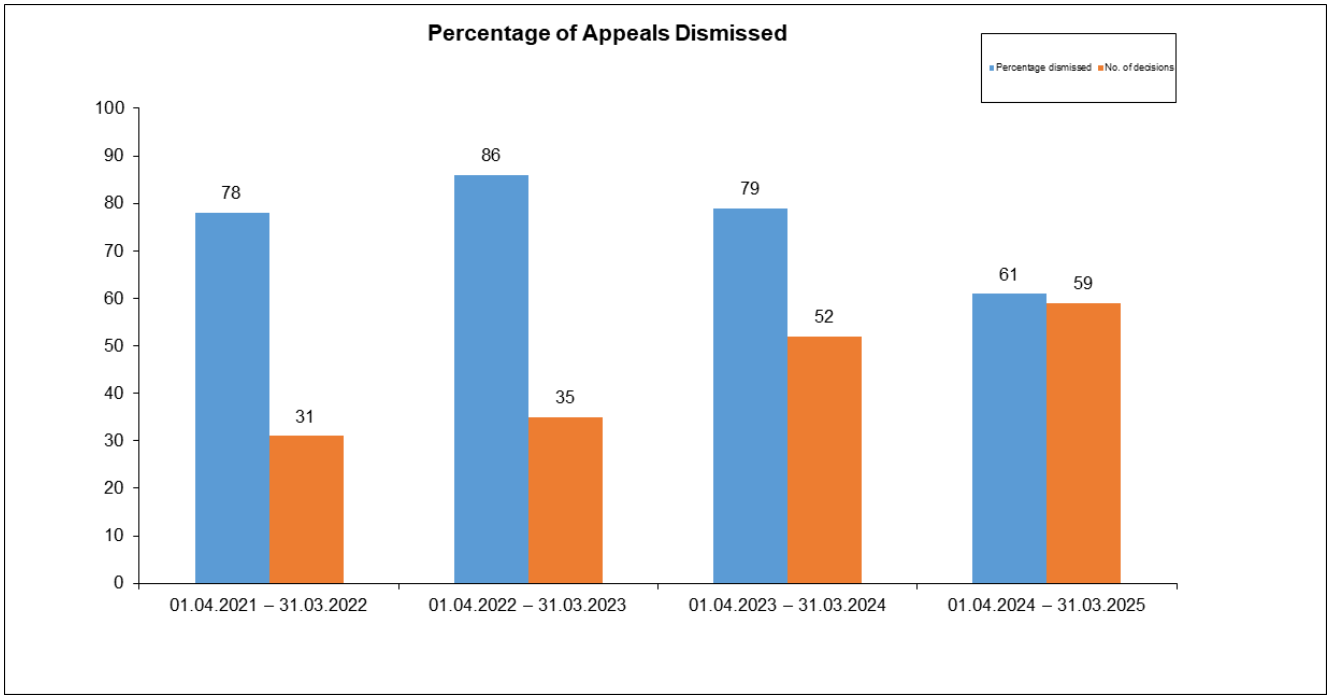

Figure 6

Cost awards:

3.26 In certain circumstances a claim for awards of costs can be made by the Council and the appellant. The Planning Inspectorate consider all such claims for costs which must focus on an allegation of 'unreasonable behaviour' which may then result in wasted expense on behalf of the appellant or the Council. This is decided separately from the planning appeal which considers the planning merits of the development. The results of costs decisions are a good indicator of the Council's approach to the handling of planning applications and appeals. The table below provides detail as to the results of costs claims made by appellants against the Council over the past 3 years to April 2025.

	01.04.2022 – 31.03.2023	**01.04.2023 – 31.03.2024**	**01.04.2024 – 31.03.2025**
No. of applications for costs against the Council	2	2	3
Successful applications	0	0	0

Figure 7

3.27 As shown, the Council has only had a total of 7 costs claims to defend over the past 3 financial years and all of them have been dismissed by the Planning Inspectorate. As such there have been no successful cost claims against the Council in the past 3 years.

Planning enforcement:

3.28 The graph below demonstrates that the Planning Enforcement team have received less requests for planning enforcement investigations over the past 12 months than the respective 12 month periods of the previous 3 financial years. This is likely to be as a result of an efficient triage process that takes place at the point of receiving the request for investigation, as opposed to a reduction in customer contact with us. The experienced Planning Technical Officer dedicated to planning enforcement, with the help of the Team Leader, is able to quickly and efficiently ascertain whether a request is for planning enforcement or in fact for another team/not a Council matter and whether it is clearly a planning breach or not. This ensures that the customer receives a clear response early on and reduces officer workloads.

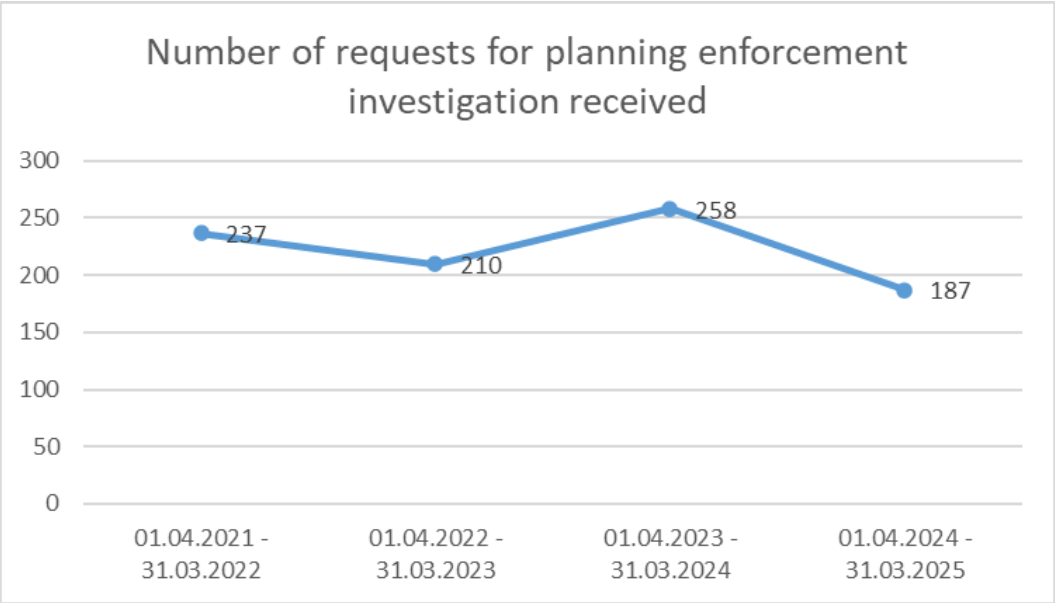

Figure 8

3.29 The planning enforcement team continues to deal with a high number of requests for investigation as well as managing long term on going enforcement cases but during the course of 2024 became fully staffed for the first time with a permanent Planning Enforcement Team Leader, Senior Planning Enforcement Officer, Planning Enforcement Officer and Planning Technician dedicated to planning enforcement.

3.30 Figure 9 below however, shows that the number of outstanding enforcement cases increased in 2023/24 but fell again in 2024/25 when the Team Leader introduced measures to tackle older cases. The

2022/23 year was particularly productive when real efforts were made within the team to address a backlog of cases that built up during the Covid 19 pandemic. However that meant that some of the more complex cases were put on hold. In 2023/24, the team were instructed to start to tackle some of the more historic and complex cases in their workloads, some of which have since been considered at appeal in the form of Public Inquiries. These cases have taken up a significant amount of Officer time and this had the knock-on impact of a number of the newer cases being allowed to build back up again. The planning enforcement team have since sought to address this and numbers were back down to a reasonably manageable level.

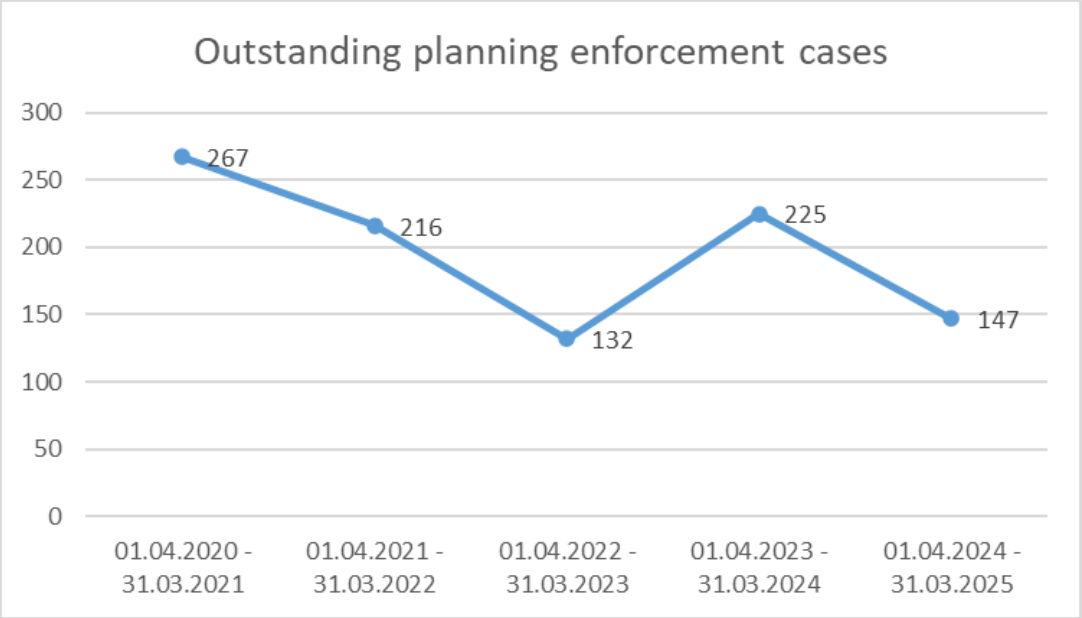

Figure 9

3.31 Productivity is not only measured by the number of cases that are outstanding but also in formal enforcement action that has been taken. Figure 10 below demonstrates that overall, in the year 2024/25, the Planning Enforcement Team have been the most productive in serving Enforcement Notices and Planning Contravention Notices. However, results are more often able to be achieved from informal action via negotiation and persistence. As Members will recall a more detailed Panning Enforcement Update was reported to Development Control Board on 13th February [Min 66].

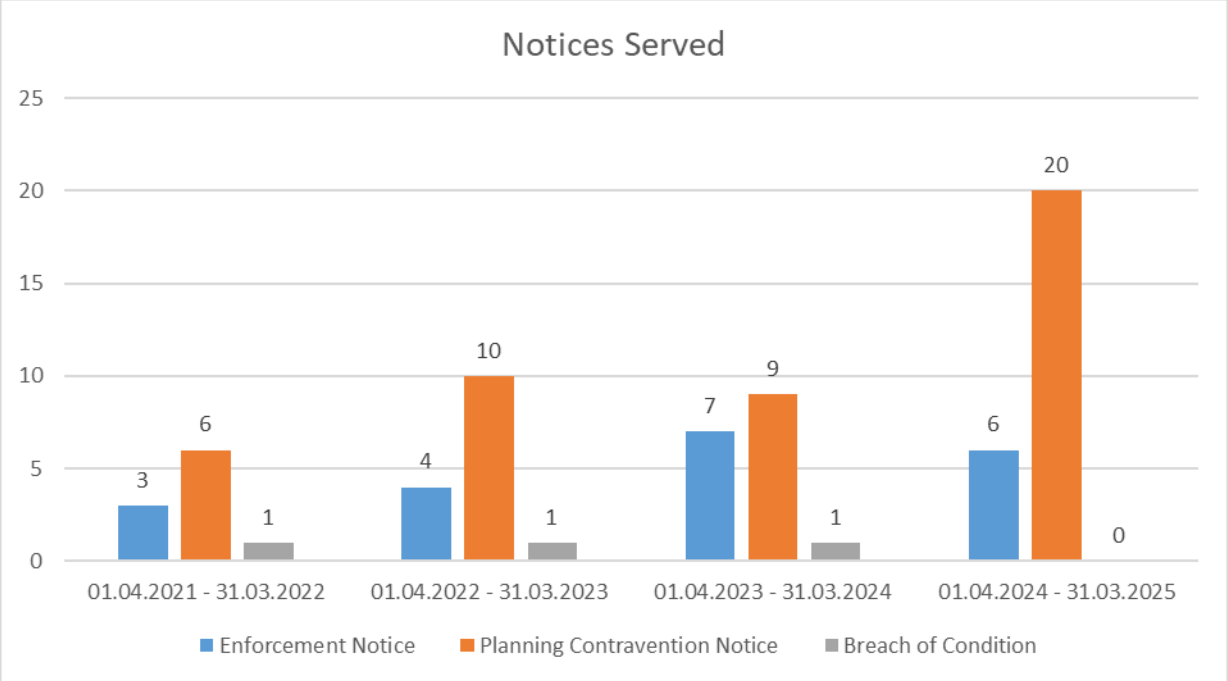

Figure 10

Conclusion

3.32 The above demonstrates that the Council's Development Management and Planning Enforcement services are functioning and performing well in line with national performance data. The Council is well below the national designation thresholds. Measures are being put in place to tackle a recent build-up of outstanding planning and other applications. Although the percentage of dismissed appeals has reduced more recently, specific reasons have been identified for this and overall, the majority of appeal decisions uphold the Council's decision. We have had no costs awards against us.

3.33 Planning enforcement have achieved some good results, particularly over the last two financial years. Despite a build-up of cases in 2023/24, the team are now able to tackle some of the older more complex cases which are of importance for the Borough.

4. Relationship to the Corporate Plan

4.1. Planning and planning enforcement underpins many of the ambitions and key actions in the Corporate Plan, including encouraging well designed housing; use of planning powers to create sustainable places; use of planning powers to protect and enhance the interests of local communities; protect existing employment area; reduce the impact of traffic on air quality; protect existing green spaces; ensure provision of new open spaces in developments; protect wildlife habitats and trees; protects urban open space from development and maintain a Green Belt free from inappropriate development; ensure new developments enhance bio-diversity and plant appropriate trees and landscaping.

DEVELOPMENT CONTROL BOARD
17th July 2025

5. Financial, legal, staffing and other implications and risk assessments*

Financial Implications	Increases and decreases in the numbers of planning applications received will have an impact on the budget for delivering the service. Failure to determine applications within the statutory time limits could lead to increases in appeals against non-determination which will result in increased costs. Increasing formal enforcement action will lead to increased costs for the service.
Legal Implications	The Town and Country Planning Act 1990 is the key legislation governing planning and other applications and planning enforcement. Section 62A allows certain applications to be made directly to the Secretary of State, where the local planning authority for the area has been designated for this purpose. Section 62B requires that the criteria for any such designation, or for revoking a designation, must be set out in a document published by the Secretary of State and laid before Parliament. The Public Sector Equality Duty is a consideration in all planning and other applications and planning enforcement action. The Crime and Disorder Act 1998 sets out that the Council and the Police have joint responsibility for preventing and reducing crime and disorder in the area. The planning enforcement team are working with the Police on a number of cases.
Climate Impact Assessment	The implications of development on Climate change is considered for each relevant application.
Staffing Implications	None
Administrative Implications	None
Risk Assessment	No uncertainties and/or constraints

DEVELOPMENT CONTROL BOARD
17th July 2025

6. Details of Exempt Information Category

Not applicable

7. Appendices

None.

BACKGROUND PAPERS

Documents consulted	Date / File Ref	Report Author	Section and Directorate	Exempt Information Category
Improving Planning Performance Criteria for Designation MHCLG https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf	Dec 2024	Emma Eisinger (01322) 34600	Planning Services Growth and Community	N/A

This page is intentionally left blank

DELEGATED LIST
OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS
Excluding Ebbsfleet UDC Applications

Date Report Compiled: 3-Jul-2025
Period for Report: 03/06/2025 to 03/07/2025

Plan Ref	24/00958/FUL	**Date Issued**	03/06/2025
Location	The Bungalow Trollingdown Hill Green Street Green Road Darenth Kent DA2 6NR		
Proposal	Demolition of existing bungalow, garage and outbuilding and erection of 3 bedroom dwelling (bungalow)		
Ward	Brent		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	25/00407/FUL	**Date Issued**	03/06/2025
Location	East Lodge 9 Sandringham Drive Dartford Kent DA2 7WA		
Proposal	Replacement of existing conservatory roof with a tiled roof system		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00403/FUL	**Date Issued**	03/06/2025
Location	103 Shepherds Lane Dartford Kent DA1 2PA		
Proposal	Erection of a part double-storey/part single storey side and rear extension, along with conversion of garage into habitable space and loft conversion with dormer window with Juliette balcony in rear elevation and roof lights in side and front roof slopes		
Ward	West Hill		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00406/FUL	**Date Issued**	03/06/2025
Location	35 Turnstone Longfield Kent DA3 7NR		
Proposal	The erection of a part two storey side/part single storey side and rear extension with new roof continuing along existing ground floor projection, together with the demolition of existing detached garage and internal alterations		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	24/00394/CDNA	**Date Issued**	03/06/2025
Location	17 The Brent Dartford Kent DA1 1YD		
Proposal	Submission of details relating to internal noise levels (condition 3) pursuant to planning permission DA/23/00851/FUL for conversion of the first floor to form a 2-bed flat. External alterations to shop front to form an access to the first floor and associated works. Retention of ground floor Class E unit.		
Ward	Newtown		
Decision	Approval of Details for Conditions		
Officer	Abigail Lavery		

Plan Ref	24/01072/NONMAT	**Date Issued**	04/06/2025
Location	Phase 2 Stonepit 2 London Road Stone Kent		
Proposal	Non-material amendment following grant of planning permission DA/22/01184/REM (phase 2 housing development) in respect of minor changes to the site layout, garages swapped for car ports on seven plots and changes to landscaping.		
Ward	Stone Castle		
Decision	Approval of non-material amendments		
Officer	Mrs Emma Eisinger		

Plan Ref	24/01072/NONMAT	**Date Issued**	04/06/2025
Location	Phase 2 Stonepit 2 London Road Stone Kent		
Proposal	Non-material amendment following grant of planning permission DA/22/01184/REM (phase 2 housing development) in respect of minor changes to the site layout, garages swapped for car ports on seven plots and changes to landscaping.		
Ward	Stone Castle		
Decision	Approval of non-material amendments		
Officer	Mrs Emma Eisinger		

Plan Ref	24/00959/FUL	**Date Issued**	04/06/2025
Location	23 Lodge Avenue Dartford Kent DA1 3DX		
Proposal	Alterations to windows and doors of outbuilding including addition of windows in the roofslope		
Ward	West Hill		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00485/PDE	**Date Issued**	04/06/2025
Location	26 Pincroft Wood Longfield Kent DA3 7HB		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Longfield, New Barn & Southfleet		
Decision	Prior Approval Not Required		
Officer	Josiah Greenaway		

Plan Ref	25/00391/TPO	**Date Issued**	04/06/2025
Location	19 Maryfield Close (Land Rear Of 13 Maryfield Close) Bexley Kent DA5 2HY		
Proposal	Reducing trees as per annotated photos, subject to Tree Preservation Order No.12 1980		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Liz Quogan		

Plan Ref	25/00507/NONMAT	**Date Issued**	04/06/2025
Location	1 Cranford Road Dartford Kent DA1 1JP		
Proposal	Non-material amendment following grant of planning permission DA/24/00969/FUL for the addition of a rooflight		
Ward	Town		
Decision	Approval of non-material amendments		
Officer	Josiah Greenaway		

Plan Ref	25/00399/LDC
Date Issued	04/06/2025
Location	38 Maryfield Close Bexley Kent DA5 2HY
Proposal	Application for a Lawful Development Certificate for proposed single-storey rear extension with a pitched roof, incorporating four skylights and two obscured side windows and conversion of rear of garage to habitable room
Ward	Joydens Wood
Decision	Permission Required
Officer	Onkar Kensrey

Plan Ref	25/00423/FUL	**Date Issued**	04/06/2025
Location	28 Capel Place Wilmington Kent DA2 7PU		
Proposal	Erection of new porch to front elevation, installation of new rooflights on existing single storey rear projection		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00420/FUL	**Date Issued**	05/06/2025
Location	The Coach House 30 Pembroke Place Sutton At Hone Kent DA4 9HR		
Proposal	Extensions and alterations to existing dwelling, retrospective erection of detached outbuilding with associated works		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00393/FUL	**Date Issued**	05/06/2025
Location	25 Watchgate Darenth Kent DA2 7JZ		
Proposal	Erection of a single-storey rear and side extension, including the installation of two roof lights and internal modifications		
Ward	Darenth		
Decision	Application Refused - Harmful to character and appearance.		
Officer	Onkar Kensrey		

Plan Ref	25/00414/ADV	**Date Issued**	05/06/2025
Location	Campanile Hotel Clipper Boulevard West Dartford Kent DA2 6QN		
Proposal	Installation of replacement signs comprising of 1x triple sided internally illuminated totem sign, 1x double sided monolith sign and 3x internally illuminated fascia signs		
Ward	Stone Castle		
Decision	Consent for Advert.		
Officer	Samantha Mitchell		

Plan Ref	25/00335/FUL	**Date Issued**	05/06/2025
Location	40 Brent Close Dartford Kent DA2 6DB		
Proposal	Erection of a first floor side extension		
Ward	Stone House		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00453/LDC	**Date Issued**	09/06/2025
Location	9 Thirza Road Dartford Kent DA1 1UB		
Proposal	Application for a Lawful Development Certificate for proposed erection of a single storey rear extension.		
Ward	Newtown		
Decision	Planning Permission not Required		
Officer	Josiah Greenaway		

Plan Ref	25/00450/FUL	**Date Issued**	09/06/2025
Location	118 Summerhouse Drive Bexley Kent DA5 2ES		
Proposal	Erection of an single storey rear infill extension and alteration works to fenestration on front and rear elevations		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00459/TPO	**Date Issued**	09/06/2025
Location	42 The Old Yews Longfield Kent DA3 7JS		
Proposal	Application for Mature Leyland Cypress screen to reduce the height to approximately 6-7m to even level, reduce/trim both sides hard back whilst retaining green foliage throughout, reduce both ends hard back by approximately 50% as per annotated photo and fell the single Cypress tree, subject to Tree Preservation Order No.5 1973		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Katie Gill		

Plan Ref	25/00353/FUL	**Date Issued**	10/06/2025
Location	97 Fleet Road Dartford Kent DA2 6JF		
Proposal	Proposed conversion of outbuilding into a habitable room		
Ward	Brent		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00228/CDNA	**Date Issued**	10/06/2025
Location	Stone Lodge Development Complex Cotton Lane Stone Kent		
Proposal	Submission of details relating to contaminated land closure report (condition 75) pursuant to planning permission DA/23/00006/VCON for Outline Planning Permission DA/18/01074/OUT as amended by DA/20/00746/VCON for the erection of an 8-form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19 ha of public open space		
Ward	Stone Castle		
Decision	Approval of Details for Conditions		
Officer	Mrs Emma Eisinger		

Plan Ref	25/00447/TPO	**Date Issued**	10/06/2025
Location	The Willows 1B Faesten Way Bexley Kent DA5 2JB		
Proposal	Application for T1 -Ash Tree - 4 metres from height of tree and crown (currently 11m height, 10m spread and intended estimated dimensions 7m height and 5 metres spread) as per annotated photo and a large overhanging branch to road and pavement to be reduced as per annotated photo subject to Tree Preservation Order No.12 1983		
Ward	Joydens Wood		
Decision	TPO - Lesser Works Consent		
Officer	Liz Quogan		

Plan Ref	25/00311/FUL	**Date Issued**	10/06/2025
Location	Woodlands Southfleet Avenue Longfield Kent DA3 7JG		
Proposal	Erection of detached garage		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Refused - Harmful to character, appearance & trees. Insufficient information submitted.		
Officer	Onkar Kensrey		

Plan Ref	23/01502/CDNA	**Date Issued**	10/06/2025
Location	Former Block Of 43 Lock-Up Garages Rear Of Gilbert Close Swanscombe Kent		
Proposal	Submission of details relating to foul water drainage pursuant to condition 12 of planning permission DA/19/01464/FUL for demolition of lock up garages and erection of a mix of 14 flats (10 x 2 bed and 4 x 1 bed) and 2 x 3 bed houses, including new access drive, off-street parking, bin & cycle storage and communal garden areas; New off street parking and additional parking spaces for the allotments to the North West of the site		
Ward	Swanscombe		
Decision	Approval of Details for Conditions		
Officer	Steven Bell		

Plan Ref	25/00449/FUL	**Date Issued**	10/06/2025
Location	49 Dene Road Dartford Kent DA1 1LX		
Proposal	Erection of a single storey rear and side extension		
Ward	Brent		
Decision	Application Refused - Harmful to character and appearance.		
Officer	Onkar Kensrey		

Plan Ref	25/00448/LDC	**Date Issued**	11/06/2025
Location	43 The Brent Dartford Kent DA1 1YD		
Proposal	Application for a Lawful Development Certificate for proposed single storey rear extension, single storey side extension, loft conversion with rear & side dormer extensions and conversion of dwelling into 6 Bed 6 Person HMO (House of Multiple Occupation) (C4 Use Class) with proposed bin store and cycle store.		
Ward	Newtown		
Decision	Planning Permission not Required		
Officer	Andy Jeffers		

Plan Ref	25/00458/TPO	**Date Issued**	11/06/2025
Location	46 The Old Yews Longfield Kent DA3 7JS		
Proposal	Application for 1no. Thuja tree to reduce the crown overall by approximately 50 per cent as per annotated photo, subject to Tree Preservation Order No.5 1973		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Celine Howe		

Plan Ref	25/00513/TPO	**Date Issued**	12/06/2025
Location	2 North Riding Fawkham Avenue Longfield Kent DA3 7HS		
Proposal	Application for the crown reduction of one Hornbeam (T1) in the front garden. Reduction of approximately 1.5m to reduce the overall height and spread of the tree, taking the height from approximately 17m to 15.5m and spread from 16m to 14.5m, subject to Tree Preservation Order No.4 1987		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Liz Quogan		

Plan Ref	25/00478/TPO	**Date Issued**	12/06/2025
Location	The Sun 16 Swanscombe Street Swanscombe Kent DA10 0BG		
Proposal	Application to re-pollard Walnut tree crown by the removal of all rejuvenation crown growth back to the vicinity of the previous pollard points whilst retaining any suitable live laterals around these points on the tree, subject to Tree Preservation Order No.1 2018		
Ward	Swanscombe		
Decision	Consent for TPO		
Officer	Liz Quogan		

Plan Ref	25/00454/FUL	**Date Issued**	12/06/2025
Location	95 Wentworth Drive Dartford Kent DA1 3NQ		
Proposal	Erection of a single storey side/rear extension		
Ward	Heath		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00520/CDNA	**Date Issued**	13/06/2025
Location	Phase 5 (Vauxhall Farm) Dartford Kent DA1 1HJ		
Proposal	Submission of details relating to Archaeological Evaluation Report pursuant to Condition 3 (Part 2) of Planning Permission DA/21/01286/FUL for the demolition of existing buildings and erection of 84 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Sue Vaughan		

Plan Ref	25/00534/CDNA	**Date Issued**	13/06/2025
Location	Former Lynch Plant Hire And Former Ambulance Station Hawley Road Dartford Kent		
Proposal	Submission of details relating to a Phasing Plan and Written Scheme of Investigation (WSI) pursuant to Conditions 3 and 6 (in part) of Planning Permission DA/20/01202/FUL for the demolition of existing buildings and construction of buildings to provide flexible employment floorspace (Use Classes E(g)/ B2 / B8, with ancillary office accommodation within Use Class E (g)), together with the creation of a new vehicular access via Butterly Avenue, improvements to the existing vehicular access from Hawley Road, provision of car and cycle parking and service yards, drainage works, landscaping, installation of an acoustic fence and other associated works		
Ward	Princes		
Decision	Approval of Details for Conditions		
Officer	Steven Bell		

Plan Ref	25/00456/LDC	**Date Issued**	16/06/2025
Location	69 Chestnut Grove Wilmington Kent DA2 7PQ		
Proposal	Application for a Lawful Development Certificate for proposed erection of a detached outbuilding		
Ward	Joydens Wood		
Decision	Planning Permission not Required		
Officer	Onkar Kensrey		

Plan Ref	25/00385/FUL	**Date Issued**	16/06/2025
Location	48 Patterdale Road Dartford Kent DA2 6LP		
Proposal	Erection of a single storey rear extension		
Ward	Brent		
Decision	Application Refused - Detrimental to neighbouring residential amenity.		
Officer	Onkar Kensrey		

Plan Ref	25/00344/FUL	**Date Issued**	16/06/2025
Location	11 Knockhall Chase Greenhithe Kent DA9 9EW		
Proposal	Change of use from residential garden to siting of portacabin as office use together with excavation of site by 0.5m and erection of 2m high close boarded fencing along Eynsford Road street frontage (Retrospective)		
Ward	Greenhithe & Knockhall		
Decision	Application Refused - Harm to residential amenities, insufficient noise impact information, and harm to highway amenity.		
Officer	Onkar Kensrey		

Plan Ref	25/00466/FUL	**Date Issued**	16/06/2025
Location	28 Landale Gardens Dartford Kent DA1 2QB		
Proposal	Erection of a single storey rear extension		
Ward	Princes		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00506/PDE	**Date Issued**	16/06/2025
Location	13 Downs Avenue Dartford Kent DA1 1SU		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of single storey extension		
Ward	Brent		
Decision	Prior Approval Not Required		
Officer	Josiah Greenaway		

Plan Ref	25/00438/CDNA	**Date Issued**	16/06/2025
Location	5 Oakfield Lane Dartford Kent DA1 2SN		
Proposal	Submission of details relating to confirmation that the dwelling complies with Part M4(2) and/or M4(3) Accessible and Adaptable dwellings and National Space Standard/Building Regulations Optional Requirement pursuant to condition 7 of planning permission DA/23/00326/FUL for the erection of an attached 2 storey, 2 bedroom dwelling		
Ward	Princes		
Decision	Approval of Details for Conditions		
Officer	Onkar Kensrey		

Plan Ref	25/00649/CDNA	**Date Issued**	16/06/2025
Location	Lowfield Development The Church Phase 4 Lowfield Street Dartford Kent DA1 1HJ		
Proposal	Submission of details relating to on-site cycle storage pursuant to Condition 22 of Planning Permission DA/24/00774/VCON for the demolition of existing buildings and erection of 65 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure (variation of Condition 2 (approved drawings) of planning permission DA/23/00356/VCON to incorporate loss of 6 residential units at ground floor and substitution with communal internal residential amenity space with changes to external elevations and internal layout, redesign of planters, lowering of Finished Floor Levels, relocation of bin store, relocation of 6 First Homes units to a later phase, provision of a loading bay on the entrance road)		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Sue Vaughan		

Plan Ref	25/00461/LDC	**Date Issued**	16/06/2025
Location	Ashton New Barn Road Longfield Kent DA3 7LT		
Proposal	Application for a Lawful Development Certificate for proposed erection of a single storey rear extension		
Ward	Longfield, New Barn & Southfleet		
Decision	Permission Required		
Officer	Josiah Greenaway		

Plan Ref	24/00712/CDNA	**Date Issued**	16/06/2025
Location	Rear Of 119-133 Milton Street Swanscombe Kent		
Proposal	Submission of details relating to archaeology pursuant to condition 5 of planning permission DA/23/00514/FUL for erection of 3no single storey 1-bed social housing units with associated landscaping and parking spaces.		
Ward	Swanscombe		
Decision	Approval of Details for Conditions		
Officer	Andy Jeffers		

Plan Ref	25/00347/FUL	**Date Issued**	17/06/2025
Location	180 Summerhouse Drive Bexley Kent DA2 7PB		
Proposal	Erection of single storey extensions to side, rear and front, raising height of roof to create first floor extension to provide additional rooms at first floor level		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	24/00916/FUL	**Date Issued**	17/06/2025
Location	2 Waldeck Road Dartford Kent DA1 1UA		
Proposal	Demolition of existing store and erection of 2 No. apartments and alterations to existing office to include extension to No.1 flat at first floor including two air source heat pumps (Amendments from previously approved application 16/00167/FUL currently under construction (part retrospective)		
Ward	Newtown		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	24/01137/CDNA	**Date Issued**	17/06/2025
Location	58 Spital Street Dartford Kent DA1 2DT		
Proposal	Submission of details relating to revised external staircase (condition 3), privacy screen for external staircase (condition 6) and details of new door (condition 7) pursuant to planning permission DA/21/01382/COU for Change of use and conversion of first and second floor into residential flat with proposed new entrance door to rear side elevation and provision of external stair case to rear to provide sole and main access to the flat.		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	25/00537/TPO	**Date Issued**	17/06/2025
Location	55 Woodlands Park Bexley Kent DA5 2EN		
Proposal	Application for a light 20% reduction on all lateral growth and then a 10% reduction on the top of the crown of Quercus Robur (Common Oak), and removal of the smaller internal branches, as per the annotated photos, subject to Tree Preservation Order No.1 2020		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Denise Gold		

Plan Ref	25/00511/PDE	**Date Issued**	18/06/2025
Location	26 Priory Hill Dartford Kent DA1 2BH		
Proposal	Determination pursuant to Schedule 2, Part 1 Class A.1(g) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as to whether prior approval is required for the erection of single-storey rear extension		
Ward	West Hill		
Decision	Prior Approval Not Required		
Officer	Onkar Kensrey		

Plan Ref	25/00055/LDC	**Date Issued**	18/06/2025
Location	50 Warren Road Wilmington Kent DA1 1PL		
Proposal	Application for a Lawful Development Certificate (existing) for erection of a single storey rear extension and hip to gable loft conversion with rear dormer window and roof lights in front roof slope in connection with providing additional rooms in the roof space		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	LDC Refusal		
Officer	Onkar Kensrey		

Plan Ref	25/00343/FUL	**Date Issued**	18/06/2025
Location	8 Oakwood Rise Longfield Kent DA3 7PA		
Proposal	Conversion of existing bungalow into two separate dwellings (Retrospective)		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Refused - Poor amenity space, cramped development;		
Officer	Samantha Mitchell		

Plan Ref	25/00469/FUL	**Date Issued**	18/06/2025
Location	29 Tile Kiln Lane Bexley Kent DA5 2JF		
Proposal	Proposed loft conversion including roof lights, roof solar panels and a recessed balcony, and the erection of a new porch		
Ward	Joydens Wood		
Decision	Application Refused - Detrimental to character and appearance.		
Officer	Onkar Kensrey		

Plan Ref	25/00235/FUL	**Date Issued**	18/06/2025
Location	Jacksons Little Hawklands Clement Street Swanley Kent BR8 7PF		
Proposal	Change of use of land to allow a mixed use of the land for the keeping & exercising of horses and residential to include the siting of 1 No. Static Mobile Home and 1 No. Touring Caravan and their use as two residential units (retrospective)		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Refused - Inappropriate development in the Green Belt, harm to character and appearance and unsustainable location		
Officer	Mrs Emma Eisinger		

Plan Ref	25/00628/OBB	**Date Issued**	19/06/2025
Location	57 Top Dartford Road Hextable Kent BR8 7SG		
Proposal	Re-consultation for variation of condition 4 (surface water drainage scheme) of 22/00459/FUL (Demolition of the existing house and erection of a care home including associated access and landscaping works), with amendment to change from deep bore soakaways to direct combined sewer connection within Sevenoaks District Council		
Ward	Outside Borough Boundary		
Decision	No Observations		
Officer	Steven Bell		

Plan Ref	25/00412/FUL	**Date Issued**	19/06/2025
Location	137 Fulwich Road Dartford Kent DA1 1UW		
Proposal	Conversion of a 1 dwelling into 2 dwellings with a rear extension and loft conversion incorporating front and rear dormers, gabled end in front elevation in connection with providing rooms in the roof space together with cycle storage to the rear		
Ward	Newtown		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	25/00621/OBB	**Date Issued**	19/06/2025
Location	57 Top Dartford Road Hextable Swanley BR8 7SG		
Proposal	Consultation for variation of conditions 2 and 8 of 22/00459/FUL to 'Demolition of the existing house and erection of a care home including associated access and landscaping works' with amendment to make design changes to the floor plans, insertion of a 2nd floor window and amendments to boundary walls in rear garden within Sevenoaks District Council		
Ward	Outside Borough Boundary		
Decision	No Objection		
Officer	Steven Bell		

Plan Ref	25/00538/PDE	**Date Issued**	20/06/2025
Location	15 Gasson Road Swanscombe Kent DA10 0HX		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1(g)) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as to whether prior approval is required for the erection of single storey rear extension		
Ward	Swanscombe		
Decision	Prior Approval Not Required		
Officer	Josiah Greenaway		

Plan Ref	25/00427/LDC	**Date Issued**	20/06/2025
Location	14 Hall Road Dartford Kent DA1 5HB		
Proposal	Application for a Lawful Development Certificate for proposed erection of single storey rear extension		
Ward	Temple Hill		
Decision	Planning Permission not Required		
Officer	Onkar Kensrey		

Plan Ref	25/00402/LDC	**Date Issued**	20/06/2025
Location	21 Oaklands Road Dartford Kent DA2 6NH		
Proposal	Application for a Lawful Development Certificate for existing loft conversion to form a habitable room with two skylights at the front		
Ward	Brent		
Decision	LDC Refusal		
Officer	Onkar Kensrey		

Plan Ref	25/00651/CDNA	**Date Issued**	20/06/2025
Location	Phase 5 (Vauxhall Farm) Dartford Kent DA1 1HJ		
Proposal	Submission of details relating to provision of satellite/cable/terrestrial television pursuant to Condition 7 of Planning Permission DA/21/01286/FUL for the demolition of existing buildings and erection of 84 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Sue Vaughan		

Plan Ref	25/00384/FUL	**Date Issued**	20/06/2025
Location	Stone Pavilion Hayes Road Horns Cross Greenhithe Kent DA9 9DS		
Proposal	Erection of single storey extension including roof windows to provide additional incidental kitchen, plant room, offices and meeting rooms. Installation of roof mounted solar panels. Additional hard-surfaced area.		
Ward	Stone Castle		
Decision	Application Permitted		
Officer	Jas Bansil		

Plan Ref	25/00668/S106CD	**Date Issued**	20/06/2025
Location	Lowfield Development Site Lowfield Street Dartford Kent		
Proposal	Submission in relation to Schedule 1, Clause 8.1 Bat Mitigation Strategy of the Section 106 Legal Agreement dated 6th September 2017 and 1st, 2nd and 3rd Deeds of Variation dated 27 Jan 2020, 30th April 2020 and 30 April 2025 attached to DA/16/01919/FUL (as varied by DA/18/01557/VCON) and DA/19/00600/FUL (as varied by DA/24/00758/VCON) Land to East of Lowfield Street. Revisions to locations of bat boxes agreed under DA/25/00313/S106CD		
Ward	Town		
Decision	Approval of Details - S106		
Officer	Sue Vaughan		

Plan Ref	25/00495/FUL	**Date Issued**	23/06/2025
Location	Greenways Common Lane Wilmington Kent DA2 7DB		
Proposal	Erection of a single storey rear extension		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00268/LBC	**Date Issued**	23/06/2025
Location	Annexe Betsham House Westwood Road Southfleet Kent DA13 9LZ		
Proposal	Listed Building Consent for proposed alterations to The Annexe comprising re-pitching the existing roof from a mono pitch clad in concrete roof tiles to pitched roof clad in handmade plain roof tiles, alterations/partial demolition to create a gap and side path between The Annexe and Betsham House and provision of an open sided porch to The Annexe.		
Ward	Longfield, New Barn & Southfleet		
Decision	Refusal of Listed Building		
Officer	Samantha Mitchell		

Plan Ref	25/00286/FUL	**Date Issued**	23/06/2025
Location	Annexe Betsham House Westwood Road Southfleet Kent DA13 9LZ		
Proposal	Proposed alterations to The Annexe comprising re-pitching the existing roof from a mono pitch clad in concrete roof tiles to pitched roof clad in handmade plain roof tiles, alterations/partial demolition to create a gap and side path between The Annexe and Betsham House and provision of an open sided porch to The Annexe.		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Refused - Harm to setting of the Area of special character		
Officer	Samantha Mitchell		

Plan Ref	25/00133/LDC	**Date Issued**	23/06/2025
Location	2 Flint Cottage Knockhall Road Greenhithe Kent DA9 9HL		
Proposal	Certificate of Lawfulness of proposed works to a Listed Building for installation of full fibre broadband		
Ward	Greenhithe & Knockhall		
Decision	LB Consent Not Required		
Officer	Josiah Greenaway		

Plan Ref	25/00481/LDC	**Date Issued**	24/06/2025
Location	30 The Brent Dartford Kent DA1 1YN		
Proposal	Application for a Lawful Development Certificate for proposed use as a HMO for up to 8 persons		
Ward	Newtown		
Decision	Permission Required		
Officer	Samantha Mitchell		

Plan Ref	25/00508/FUL	**Date Issued**	24/06/2025
Location	Lilac House And Lavender House Pilgrims Court Dartford Kent		
Proposal	Replacement of existing windows and doors of flats		
Ward	Temple Hill		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00169/CDNA	**Date Issued**	25/06/2025
Location	North Kent College Oakfield Lane Dartford Kent DA1 2JT		
Proposal	Submission of details relating to building recording (relating to Buildings K, K1, KE and R) pursuant to Condition 3 of planning permission DA/23/01434/FUL for the demolition of existing buildings, conversion of Blocks K and R (also known as The Lodge) for residential use and construction of new residential dwellings, and provision of associated infrastructure including access roads, car parking and landscaping. To provide a total of 93 dwellings		
Ward	Princes		
Decision	Approval of Details for Conditions		
Officer	Jim Wilson		

Plan Ref	25/00498/LDC	**Date Issued**	25/06/2025
Location	42 Cavell Crescent Dartford Kent DA1 5NS		
Proposal	Application for a Lawful Development Certificate for proposed erection of a single storey rear extension		
Ward	Temple Hill		
Decision	Planning Permission not Required		
Officer	Josiah Greenaway		

Plan Ref	24/00377/FUL	**Date Issued**	25/06/2025
Location	Land At Hedge Place Road Greenhithe Kent		
Proposal	Erection of 4no semi-detached and 1no detached houses with associated access works, parking and landscaping.		
Ward	Stone Castle		
Decision	Application Permitted		
Officer	Andy Jeffers		

Plan Ref	25/00539/PDE	**Date Issued**	25/06/2025
Location	30 Brent Lane Dartford Kent DA1 1QW		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of single storey rear extension		
Ward	Brent		
Decision	Prior Approval Not Required		
Officer	Samantha Mitchell		

Plan Ref	25/00113/CDNA	**Date Issued**	25/06/2025
Location	North Kent College Oakfield Lane Dartford Kent DA1 2JT		
Proposal	Submission of details relating to the ecological design strategy pursuant to Condition 7 of planning permission DA/23/01434/FUL for the demolition of existing buildings, conversion of Blocks K and R (also known as The Lodge) for residential use and construction of new residential dwellings, and provision of associated infrastructure including access roads, car parking and landscaping. To provide a total of 93 dwellings		
Ward	Princes		
Decision	Approval of Details for Conditions		
Officer	Jim Wilson		

Plan Ref	25/00489/COU	**Date Issued**	25/06/2025
Location	The Woodman Public House 106 East Hill Dartford Kent DA1 1SB		
Proposal	Change of use from public house to commercial storage and a 5 bedroom, 6 person House of Multiple Occupation (retrospective)		
Ward	Newtown		
Decision	Application Refused - Loss of a public house and/or local community facility and will provide an inappropriate use in a retail area. Concerns about highway and pedestrian safety		
Officer	Jas Bansil		

Plan Ref	25/00623/OBB	**Date Issued**	26/06/2025
Location	The Beams Puddledock Lane Wilmington Kent		
Proposal	Re-Consultation of demolition of rear and side conservatories. New single storey rear extension with roof terrace. New part single storey part two front extension and porch. First floor side extension. Internal changes. New double garage within Sevenoaks District Council		
Ward	Outside Borough Boundary		
Decision	No Observations		
Officer	Onkar Kensrey		

Plan Ref	25/00103/VCON	**Date Issued**	27/06/2025
Location	Rear Of 281 Lowfield Street, Adjacent 2 Myrtle Road Dartford Kent DA1		
Proposal	Erection of a pair of two storey 2- bedroom semi-detached houses together with associated off-street car parking spaces, amenity space and shed and cycle stores (variation of condition 2 of planning permission DA/21/01544/FUL (granted on appeal) in respect of 1. Converting the space below the roof (loft area) into a storage area within each property; 2. Addition of the access staircase to the loft from the first floor; 3. Installing one skylight at the front and one skylight at the rear of each property)		
Ward	Princes		
Decision	Variation of Condition		
Officer	Abigail Lavery		

Plan Ref	25/00389/FUL	**Date Issued**	30/06/2025
Location	26 Mitchell Close Wilmington Kent DA1 1PJ		
Proposal	Loft conversion to provide an additional room in the roof space, with the addition of solar panels in front elevation and 4 Velux roof lights in front and rear elevation		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00549/PDE	**Date Issued**	30/06/2025
Location	72 Hedge Place Road Greenhithe Kent DA9 9LH		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1(g) of the Town and Country Planning (General Permitted Development Order 1995 (as amended) as to whether prior approval is required for the erection of single storey rear extension		
Ward	Stone Castle		
Decision	Prior Approval Not Required		
Officer	Onkar Kensrey		

Plan Ref	25/00517/TPO	**Date Issued**	30/06/2025
Location	25 Maryfield Close Bexley Kent DA5 2HY		
Proposal	Application to remove 1 No. flowering Cherry tree (1), remove left stem of 1 No. Hawthorn tree (2) as per annotated photo and crown thin by no more than 15%, crown thin 1 No. Hawthorn tree (3) by no more than 15% subject to Tree Preservation Order No.12 1980		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Jan Jennings		

Plan Ref	25/00202/VCON	**Date Issued**	30/06/2025
Location	24 Lowfield Street Dartford Kent DA1 1HD		
Proposal	Change of use of the ground floor, including proposed extensions enclosing the rear curtilage, to create 2 x Cafe/Restaurant; use of basement for ancillary storage. Provision of extraction equipment. Extensions & alterations to upper floors at first, second and third storey to create 6 flats with bin and bike store. New additional front entrance. Provision of first floor rear access to ground floor refuse store. Internal and external alterations. (Variation to previously approved application DA/21/01186/FUL including the creation of an outdoor customer seating area in place of an enclosure & other external alterations.)		
Ward	Town		
Decision	Variation of Condition		
Officer	Jas Bansil		

Plan Ref	25/00500/FUL	**Date Issued**	30/06/2025
Location	106 Watling Street Stone Kent DA2 6AF		
Proposal	Erection of a single storey side and a part single/part two storey rear extension		
Ward	Stone House		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00499/FUL	**Date Issued**	01/07/2025
Location	3 Turnstone Longfield Kent DA3 7NR		
Proposal	Demolition of existing side attached garage and erection of a single storey side/rear to form annexe.		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00493/FUL	**Date Issued**	01/07/2025
Location	15 Couzins Walk Dartford Kent DA1 5GD		
Proposal	Erection of a front porch		
Ward	Bridge		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00504/FUL	**Date Issued**	01/07/2025
Location	67 The Boulevard Greenhithe Kent DA9 9GW		
Proposal	Loft conversion to create one dormer window to rear roof slope and velux windows to the front roof slope		
Ward	Greenhithe & Knockhall		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00140/FUL	**Date Issued**	01/07/2025
Location	Land At Hook Green Farm Hook Green Lane Wilmington Kent DA2 7AJ		
Proposal	Erection of an agricultural barn		
Ward	Joydens Wood		
Decision	Application Refused – Inappropriate development in the Green Belt and harm to character of the area		
Officer	Abigail Lavery		

Plan Ref	25/00379/FUL	**Date Issued**	01/07/2025
Location	8 Garden Place Wilmington Kent DA2 7EP		
Proposal	Demolition of existing conservatory and erection of a two storey rear, side, and front extension		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00583/OBB	**Date Issued**	01/07/2025
Location	Land At Thames Road Crayford Kent		
Proposal	Consultation on outline application with all matters reserved apart from site layout, access and scale for the creation of a public access multi-vehicle ev charging hub station and commercial unit within London Borough of Bexley		
Ward	Outside Borough Boundary		
Decision	Objection		
Officer	Steven Bell		

Plan Ref	25/00530/P14J	**Date Issued**	01/07/2025
Location	Littlebrook DC1 Shield Road Dartford Kent DA1 5UR		
Proposal	Determination pursuant to Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the installation of a PV array on the roof of an existing B1(c), B2 and B8 Class building		
Ward	Bridge		
Decision	Prior Approval Not Required		
Officer	Steven Bell		

Plan Ref	25/00532/PDE	**Date Issued**	02/07/2025
Location	40 Priory Road Dartford Kent DA1 2BS		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Burnham		
Decision	Prior Approval Not Required		
Officer	Samantha Mitchell		

Plan Ref	25/00505/FUL	**Date Issued**	02/07/2025
Location	21 Beacon Drive Bean Kent DA2 8BE		
Proposal	Erection of a single storey rear/side extension		
Ward	Bean & Village Park		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00540/FUL	**Date Issued**	02/07/2025
Location	7 Beech Road Dartford Kent DA1 2RQ		
Proposal	Erection of a two-storey side extension and front porch, with alterations to fenestration		
Ward	Princes		
Decision	Application Permitted		
Officer	Josiah Greenaway		

Plan Ref	25/00488/FUL	**Date Issued**	02/07/2025
Location	65 Longfield Avenue Longfield New Barn Kent DA3 7LA		
Proposal	Demolition of existing side garage and conservatory and erection of a single storey side/rear extension		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Onkar Kensrey		

Plan Ref	25/00401/FUL	**Date Issued**	02/07/2025
Location	Storefast Estate, Unit 10-11 Park Corner Road Southfleet Kent DA13 9LJ		
Proposal	Change of use of unit to general industrial (Use Class B2) and associated parking and hardstanding (retrospective application)		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	25/00650/NONMAT	**Date Issued**	02/07/2025
Location	Phase 5 (Vauxhall Farm) Dartford Kent DA1 1HJ		
Proposal	Non-material amendment following grant of planning permission DA/21/01286/FUL in respect of changes to external elevations and internal layouts of Blocks Q, R and S including changes to fenestration, addition of rainwater pipes, increase in parapet heights, addition of substations and changes to bike and bin store locations		
Ward	Town		
Decision	Approval of non-material amendments		
Officer	Sue Vaughan		

Plan Ref	25/00514/LDC	**Date Issued**	02/07/2025
Location	Tudor Lodge New Barn Road Longfield Kent DA3 7LT		
Proposal	Application for a Lawful Development Certificate for proposed erection of a single storey side extension		
Ward	Longfield, New Barn & Southfleet		
Decision	Planning Permission not Required		
Officer	Onkar Kensrey		

Plan Ref	24/00977/FUL	**Date Issued**	02/07/2025
Location	Units 4-5, 6-8, 12 And 13 Storefast Estate Park Corner Road Southfleet Kent DA13 9LJ		
Proposal	Change of use of units to B8 storage & additional hard surfacing (retrospective) and change of use of land for parking		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	25/00252/TPO	**Date Issued**	02/07/2025
Location	4 Clarenden Place Wilmington Kent DA2 7HL		
Proposal	Application for T2 Ash - reduce limbs back to boundary line; T3 Cherry reduce lateral limbs by 0.5m back to the boundary line; T4 Cherry, reduce one limb back to boundary line (see annotated photo); T5 Sumac reduce back to boundary line removing dead wood ; T6/T7 Ash, remove overhanging extended limb back to the boundary line. (see annotated photo) subject to Tree Preservation Order No.4 1990		
Ward	Joydens Wood		
Decision	Refusal TPO		
Officer	Samantha Mitchell		

Plan Ref	24/01288/CDNA	**Date Issued**	02/07/2025
Location	26 - 28 Westgate Road Dartford Kent DA1 2AN		
Proposal	Submission of details relating to construction management plan (condition 6), pursuant to planning permission DA/23/01176/FUL for demolition of existing buildings and erection of 9 residential units & associated development		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	24/01291/CDNA	**Date Issued**	02/07/2025
Location	26 - 28 Westgate Road Dartford Kent DA1 2AN		
Proposal	Submission of details relating to external materials (condition 9), external facade appearance (condition 10), privacy treatment (condition 17) and winter garden storage (condition 19) pursuant to planning permission DA/23/01176/FUL for demolition of existing buildings and erection of 9 residential units & associated development		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	25/00309/FUL	**Date Issued**	02/07/2025
Location	Storefast Estate, Unit 9 Park Corner Road Southfleet Kent DA13 9LJ		
Proposal	Change of existing use of unit 9 and land to storage and distribution (Use Class B8) and associated parking and hardstanding (retrospective application)		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Abigail Lavery		

DEVELOPMENT CONTROL BOARD
17th July 2025

BIODIVERSITY NET GAIN - MEMBER TRAINING

1. Summary

1.1 This report provides a brief background and guidance for Members on the legislative and practical requirements of Biodiversity Net Gain (BNG).

1.2 The report will be accompanied by a presentation to form training for Development Control Board Members.

2. RECOMMENDATIONS

2.1 That the Development Control Board note the contents of the report and receive the training.

3. Background and Discussion

3.1. Biodiversity Net Gain (BNG) was introduced by the Environment Act 2021 and became a mandatory requirement on most planning applications in 2024. Where it is applicable, developers must deliver a BNG of 10%. The objective is that development will provide more or better quality natural habitat than there was before development.

3.2. The Environment Act sets out amendments of the Town and Country Planning Act 1990 and a full suite of biodiversity net gain regulations has been published.

3.3. Government guidance can be found here: https://www.gov.uk/government/collections/biodiversity-net-gain.

Guidance specific to Kent and Medway can be found here: https://www.makingspacefornaturekent.org.uk/bng/

3.4. The key requirements of BNG/points of note are:

- BNG must be retained on or off-site for at least 30 years;
- BNG must be calculated using the statutory 'Biodiversity Metric';
- A pre-commencement condition must be used on any relevant planning application requiring the approval of a Biodiversity Gain Plan;
- BNG is additional to existing biodiversity processes and protections – does not change existing legal protections for habitats and species;
- Certain exemption apply including for retrospective planning applications and self-build homes;

- On-site provision is preferable but off-site provision is also accepted;
- Off-site provision can be in the form of direct provision by the land owner, the purchase of Habitat Units or Habitat Credits.

3.5 The training presentation for Board Members will cover the above in more detail.

3.6 A recent Government Consultation into 'Improving the implementation of BNG' can be found here: https://consult.defra.gov.uk/defra-biodiversity-net-gain/improving-the-implementation-of-biodiversity-net-g/

4. Relationship to the Corporate Plan

4.1. Planning and BNG underpins a number of the ambitions and key actions in the Corporate Plan, including protecting existing green spaces; ensure provision of new open spaces in developments; protecting wildlife habitats and trees; protects urban open space from development; ensure new developments enhance bio-diversity and plant appropriate trees and landscaping.

5. Financial, legal, staffing and other implications and risk assessments

Financial Implications	Additional funding for administration, assessment and monitoring of BNG might be required in the future if/when Government grant funding has been withdrawn.
Legal Implications	The Statutory requirements are set out in the Town and Country Planning Act 1990 and the Environment Act 2021. There are no direct Public Sector Equality Duty implications for this requirement. However, the Council does have to have regard to its responsibilities in the consideration of any proposed implementation of BNG (either on or off site) and when considering the impact of the requirement for BNG on other elements of the overall planning balance.
Climate Impact Assessment	BNG will have a positive impact on climate change through the enhancement of open spaces and biodiversity.
Staffing Implications	None at present
Administrative Implications	None
Risk Assessment	No uncertainties and/or constraints

6. Details of Exempt Information Category

Not applicable

7. Appendices

BACKGROUND PAPERS

Documents consulted	Date / File Ref	Report Author	Section and Directorate	Exempt Information Category
Town and Country Planning Act 1990 The Environment Act 2021		Emma Eisinger (01322) 34600	Planning Services Growth and Community	N/A

This page is intentionally left blank